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**S-4290**  
**CASCADA BUSINESS PARK, PHASE 2, SECTION 3, PART 1 -**  
**REPLAT OF LOT 29**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**February 9, 2012**

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OF LOT 29  
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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner Cascada Professional Park LLC, represented by Ron Whistler, and its surveying firm, TBIRD Design Services, represented by Tim Balensiefer is seeking primary approval of a two lot commercial replat on 15.47 acres, located on the west side of Park East Boulevard, just north of McCarty Lane, in Lafayette, Fairfield 25 (SW) & 26 (SE) 23-4. A rehabilitation center is the proposed use for one of the two lots.

**AREA ZONING PATTERNS:**

The property is zoned GB, General Business, as is all surrounding land. The original Lot 29 of Cascada Business Park, Phase 2, Section 3 was recorded in February 2008.

**AREA LAND USE PATTERNS:**

The lot is currently unimproved. Several commercial/medical offices have been constructed in Cascada; most of them line Mezzanine Drive to the west and north as well as Park East Blvd. farther to the north of this site.

**TRAFFIC AND TRANSPORTATION:**

Park East Blvd. is classified as a collector by the adopted *Thoroughfare Plan*. The 80' wide existing right-of-way exceeds the 70' wide requirement, so no additional right-of-way is necessary. The city is not requiring a "no vehicular access" statement along the frontage. Retail Way, which follows the south side of proposed Lot 29B, is an existing private drive.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City water and sewer are in place to serve these proposed lots. The drainage for Lot 29 was approved during the original platting process.

**CONFORMANCE WITH UZO REQUIREMENTS:**

The required setbacks for the GB district have been shown; no buffering is required. The lot width and area of both lots meet ordinance standards.

**STAFF COMMENTS:**

Because the subdivision performance bond covering all sidewalks and the bufferyards in the previous final plat (Phase 2 Section3) has expired, and the sidewalks have not yet been installed on Lot 29, a condition of approval for this replat shall be to reinstate that bond.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. The expired subdivision performance bond (Lafayette Community Bank – Irrevocable Letter of Credit No. 50303-20) covering the required installation of bufferyards and sidewalks originally submitted with the Phase 2, Section 3 final plat (S-4023) shall be reinstated for a time period of at least one year.